

Acton Housing Production Plan

Visioning Public Forum

Thursday, December 11, 2014



Presented by the Metropolitan Area Planning Council



Agenda

1. About Housing Production Plans
2. Regional Context
3. Housing Needs & Demand in Acton
4. Discussion: Housing Goals, Challenges, & Opportunities
5. Next Steps

Acton 2020 Comprehensive Community Plan:

- Goals include “Support Inclusion and Diversity” & “Support Households of All Income Levels”
- Strategy is to prepare a proactive plan that will...
 1. make additional rental and owner housing available at prices affordable to low- and moderate-income households
 2. make progress toward the 10% state requirement for affordable housing

A Housing Production Plan (HPP) includes:

- a comprehensive housing needs assessment;
- affordable housing goals and objectives;
- analysis of development constraints and opportunities; and
- implementation strategies

HPPs help communities to:

- understand local housing needs and demand
- influence the type, amount, and location of housing
- set a numerical goal for annual low- and moderate-income housing production
- meet the State's mandatory 10% affordable housing target

Successful implementation of an HPP benefits from:

- Commitment to housing production goals
- Comprehensive Permits and Friendly 40Bs
- Partnerships with non-profit organizations
- Zoning for affordability
- Municipal organization, leadership, and oversight

Housing in Metro Boston: Regional Context for Local Action, *2010 – 2040*



Acton Housing Production Plan Visioning Session

December 11, 2014

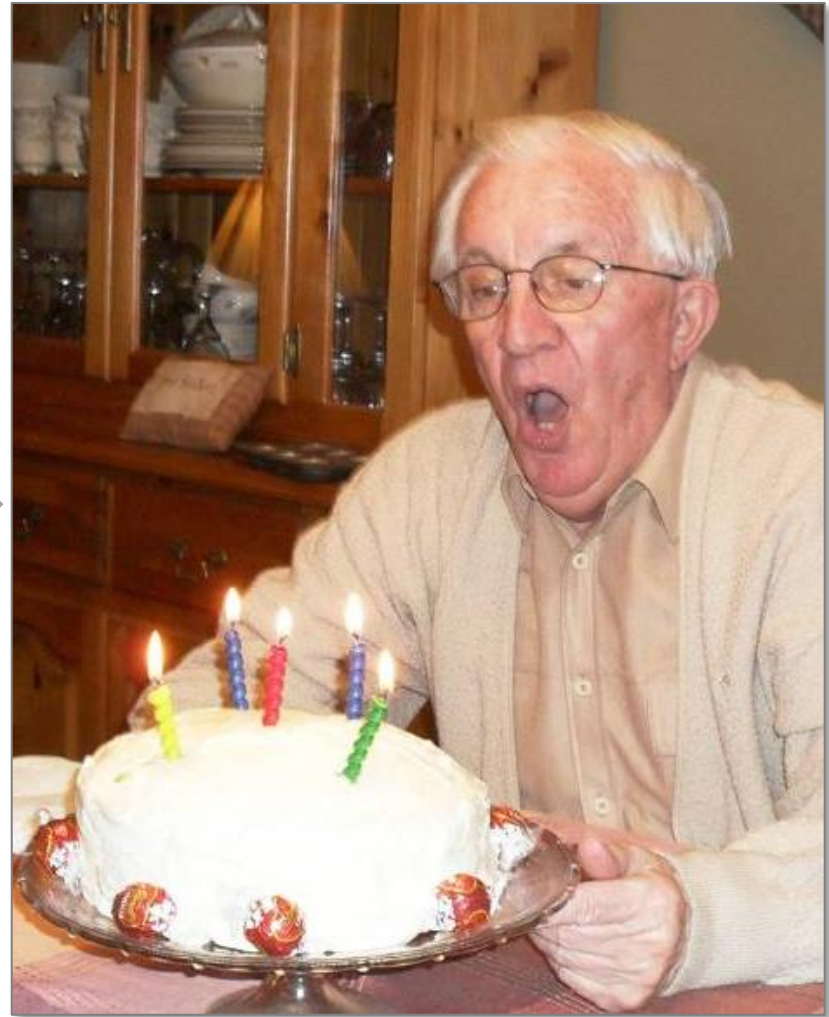
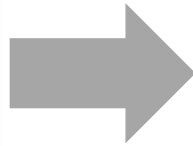
Timothy Reardon

Assistant Director of Data Services

Metropolitan Area Planning Council

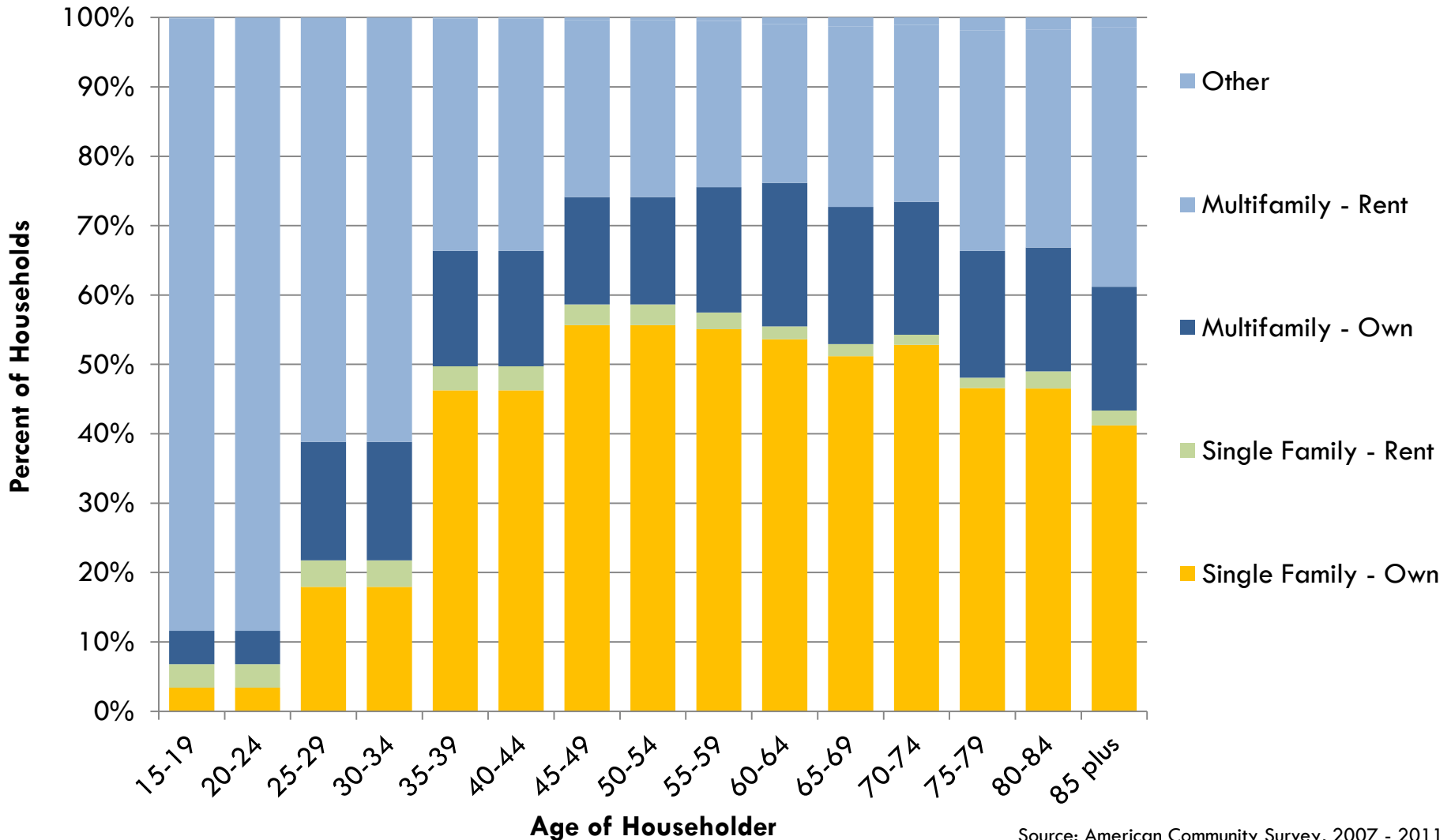
Metro Boston Housing:
What's for certain?

We're All Getting Older



Housing Needs Change with Age

**Housing Occupancy by Age, Housing Type, and Tenure,
2007 - 2011, Metro Boston**



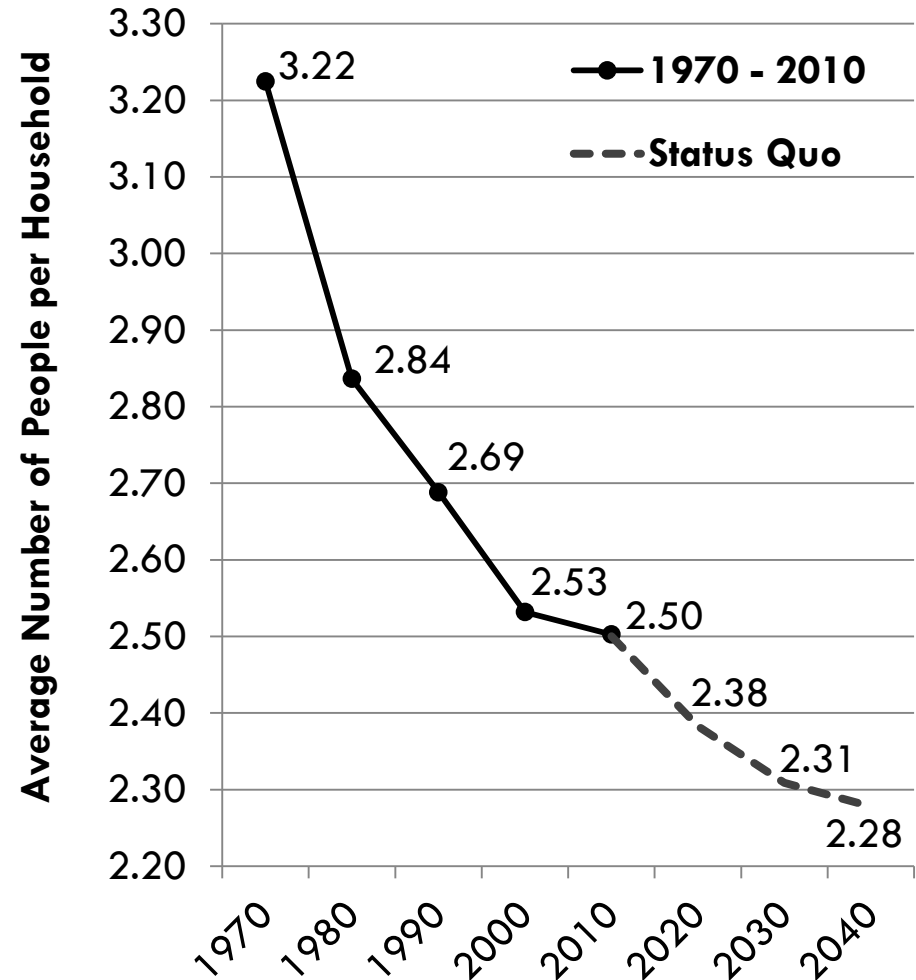
Household Sizes are Declining

Average household size to decline 10% by 2040

Same number of people form more households, need more housing units

In Metro Boston, 168,000 units needed to accommodate declining household size; 60% of total housing demand

Average Household Size, Metro Boston, 1970 - 2040

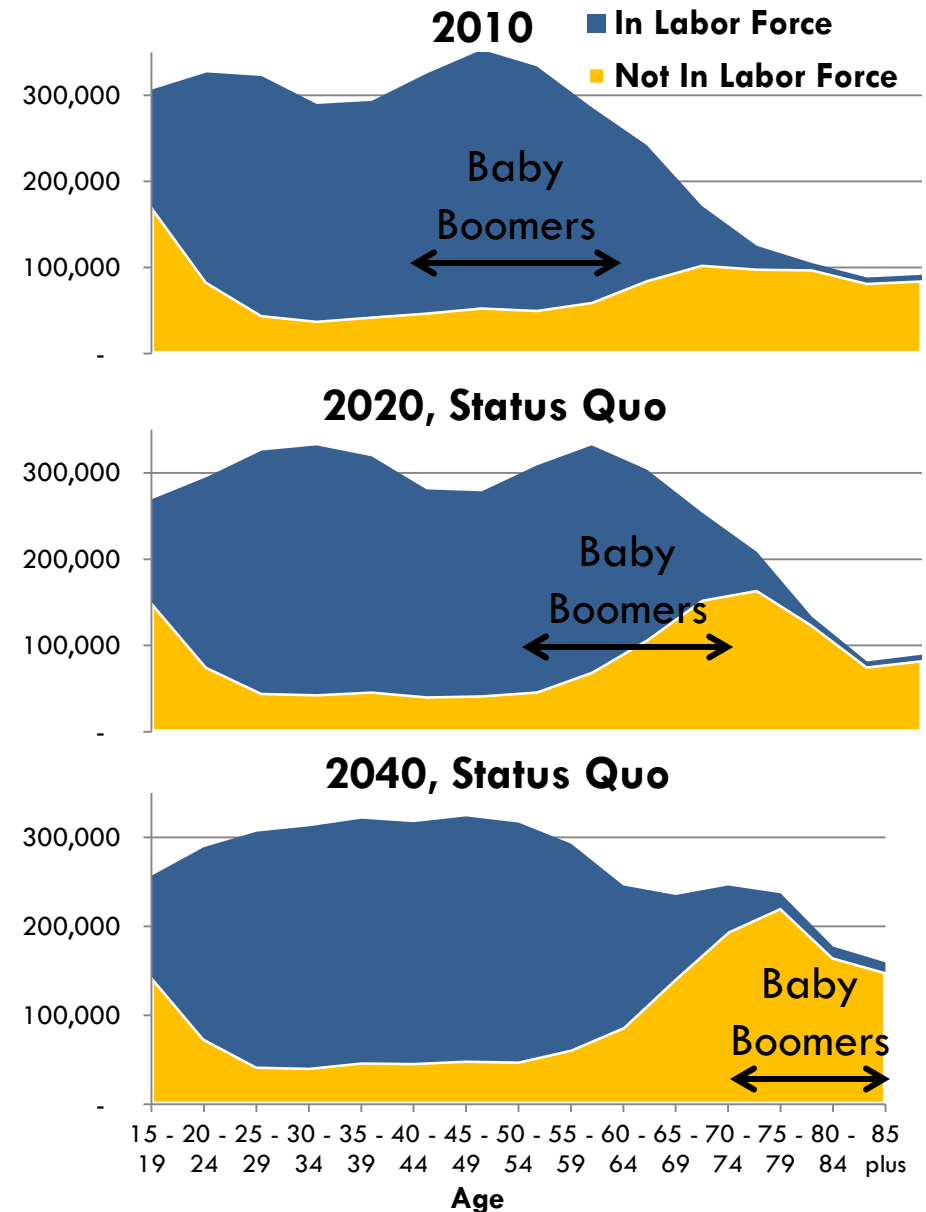


Boomer Retirement is Looming

Baby Boomers (born 1945 – 1970) comprise 49% of labor force

One million workers now over the age of 40 will retire by 2030 (39% of labor force)

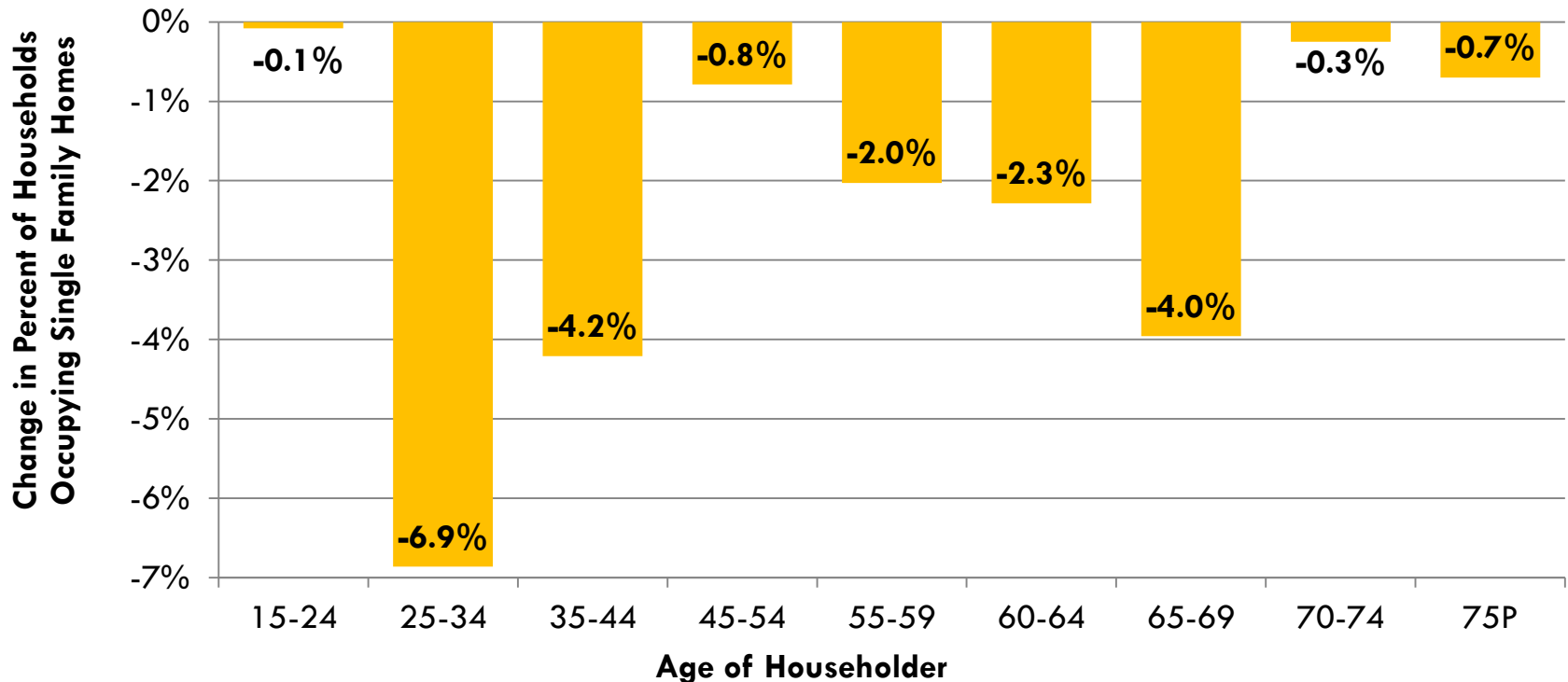
Existing population is insufficient to fill vacant positions



Massachusetts Housing:
What is changing?

Multifamily Preference Is Growing

Change in Single Family Occupancy Rates,
2000 - 2010, Metro Boston



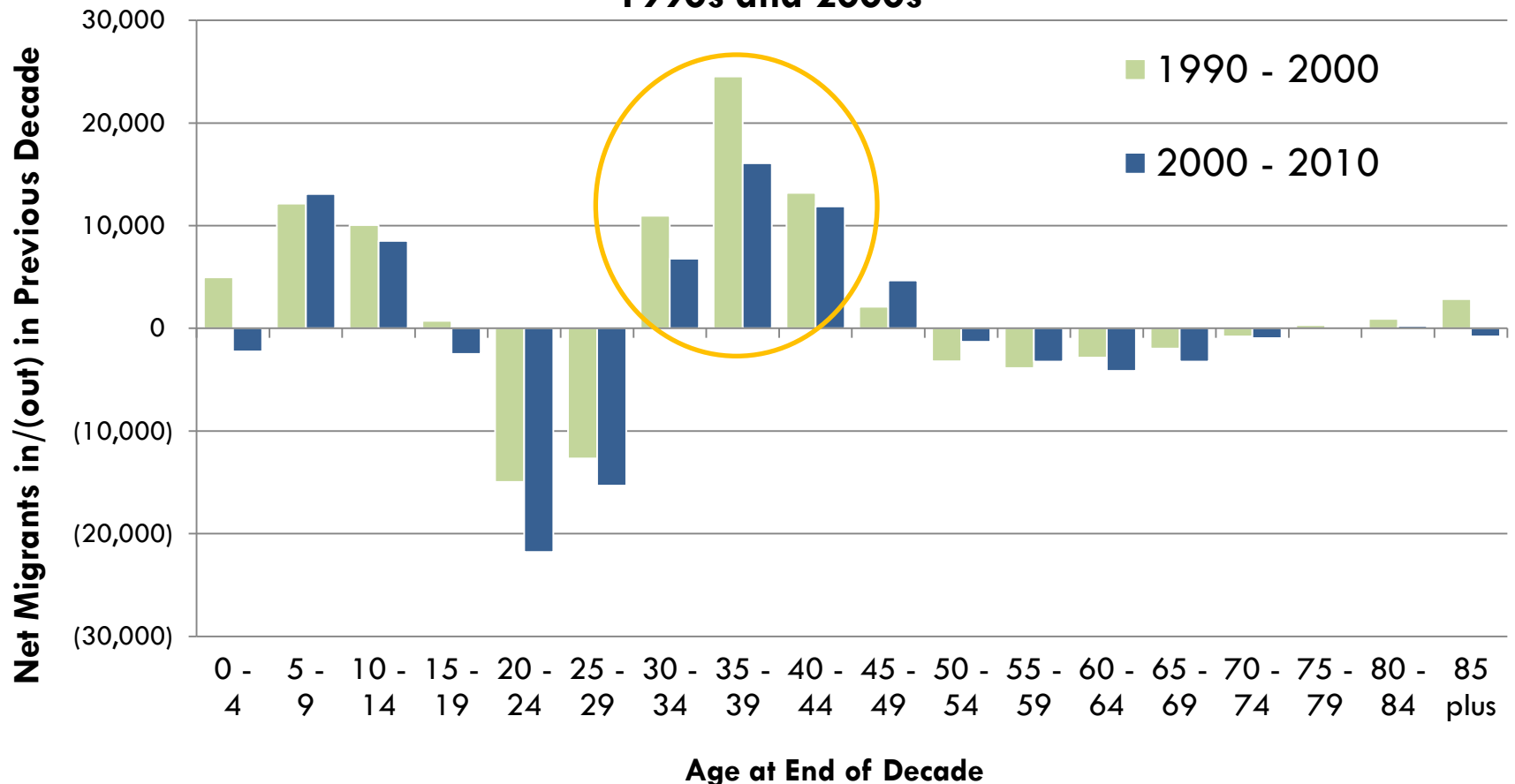
Source: U.S Census 2000, American Community Survey 2007 - 2011

Single-family occupancy declined for all age groups
Steepest declines among Millennials and Baby Boomers

Suburban Preference Is Declining

Number of 30 – 44 year olds moving to Developing Suburbs dropped 30% from 1990s to 2000s

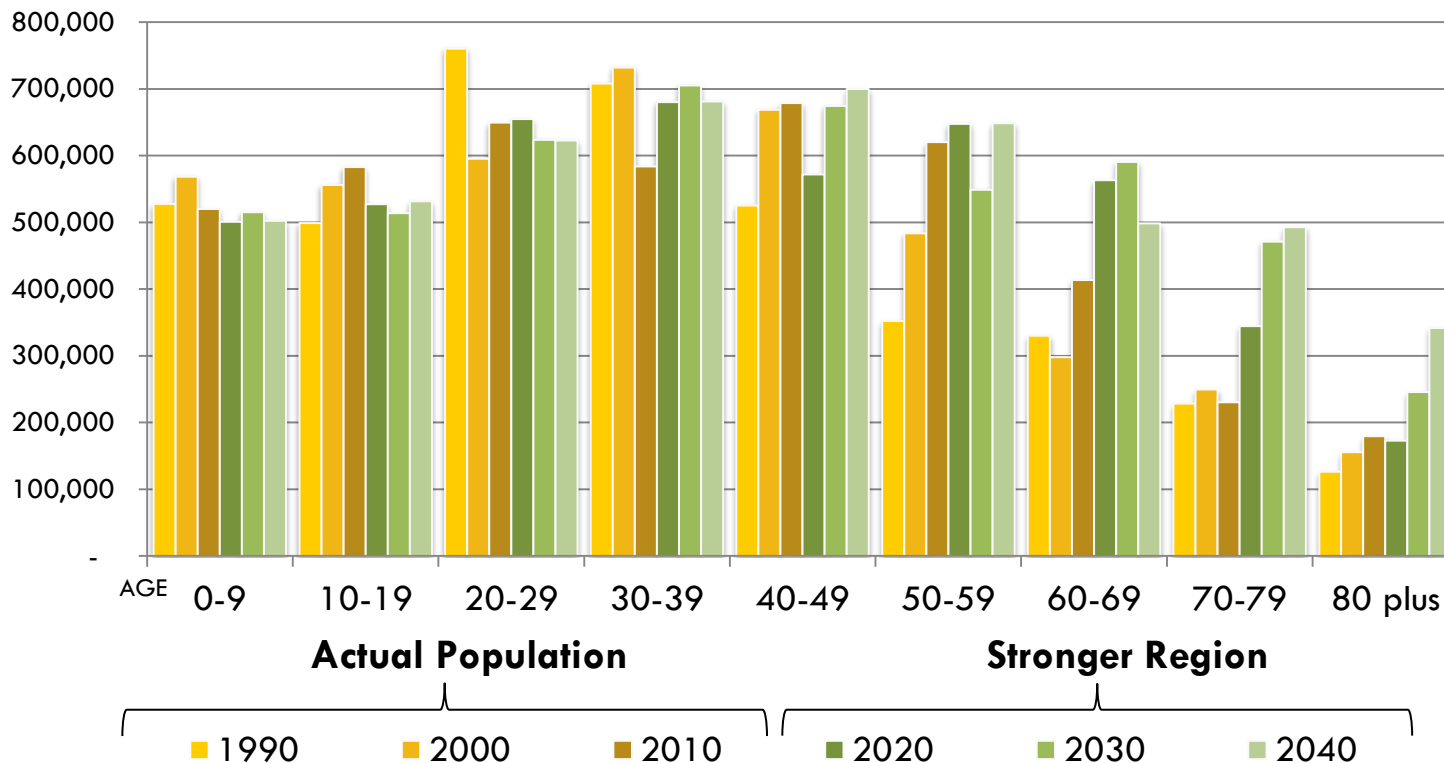
**Net Migration by Age, Developing Suburbs,
1990s and 2000s**



School-Age Population has Peaked

Population 5 to 14 peaked in 2000;
likely to decline 8% to 9% by 2020,
with slight recovery possible by 2030

**Metro Boston Population by Age, 1990 - 2040,
Stronger Region Scenario**

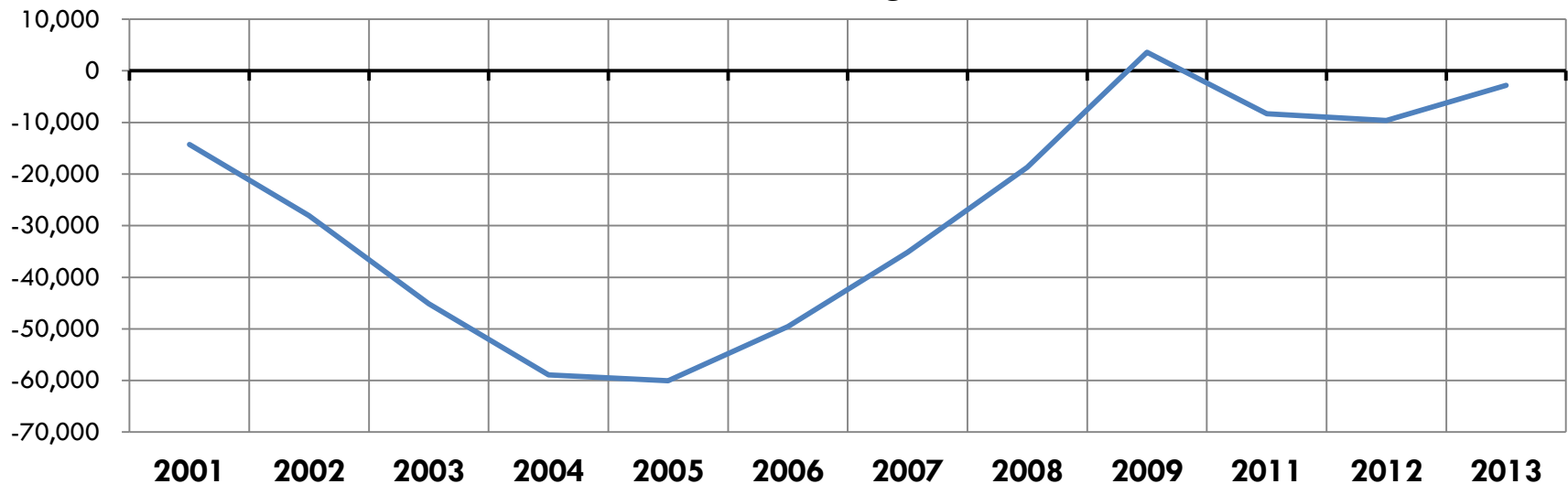


Migration Rates Are Improving

Many signs pointing toward more positive migration

- Shorter recession, quicker recovery than rest of nation
- Progressive state housing and growth policies
- Positive net migration during the late 2000s

Massachusetts Net Domestic Migration, 2001 - 2013



Source: U.S. Census Bureau, Population Division,
Estimates of the Components of Resident Population Change

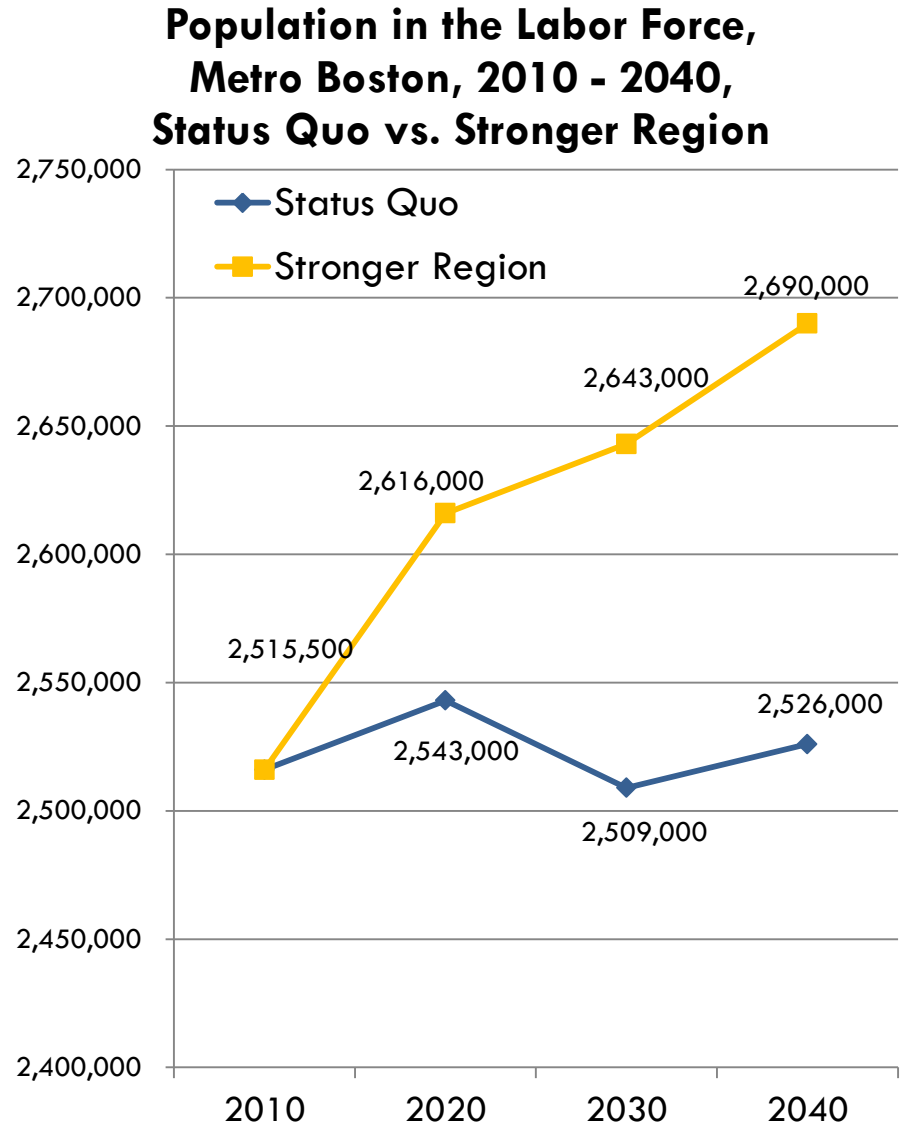
Massachusetts Housing:

What Should We Plan for?

Positive Migration = “Stronger Region”

Continued improvements in migration could add 175,000 workers to the labor force by 2040 (up 7%)

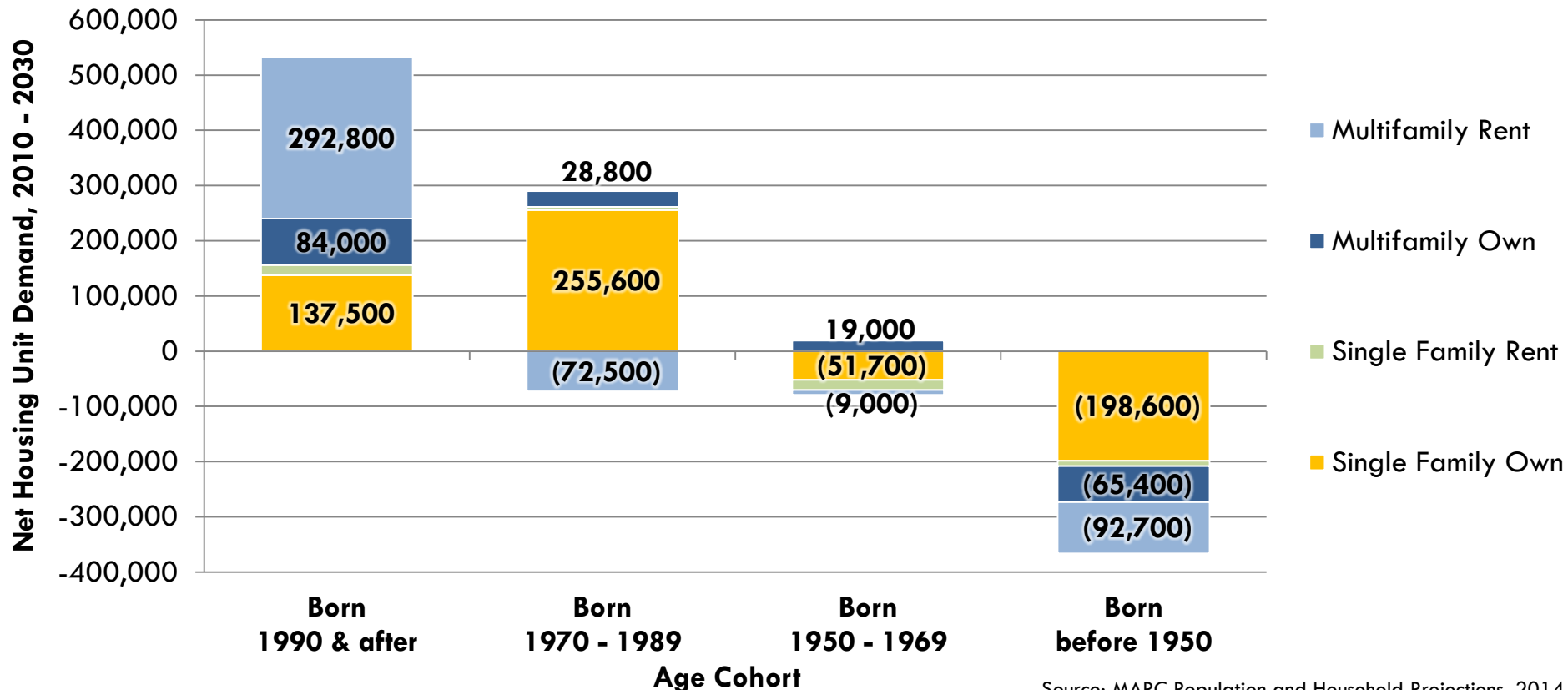
Increased attraction and retention of young workers is essential for a growing labor force & growing economy



“Senior Sell-Off” of Single-Family Homes

Householders born before 1966 will put 278,000 single-family units back on the market by 2030, enough to meet 66% of demand for younger households

Net Housing Demand by Cohort, Metro Boston, Stronger Region, 2010 - 2030

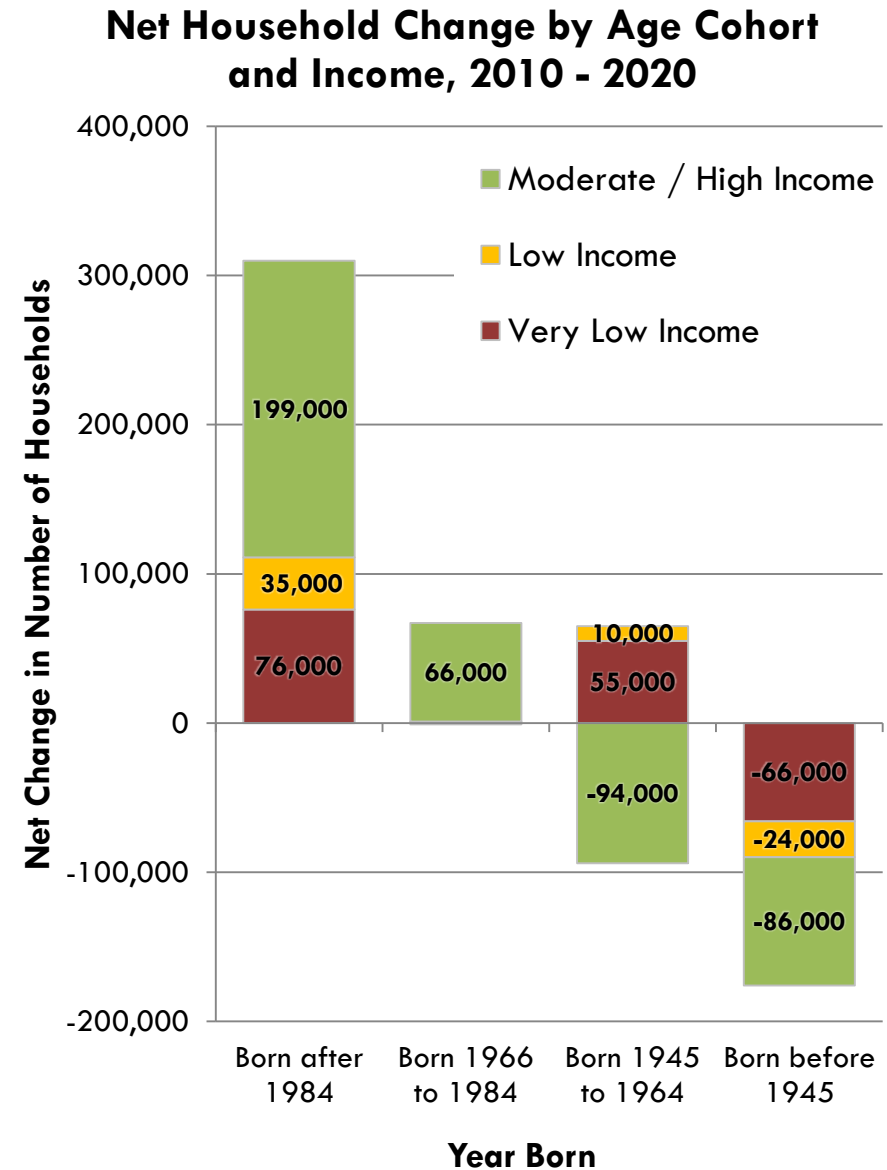


Increasing Need for Affordable Units

86,000 affordable units needed to keep pace with growing demand, $>1/2$ of all new units

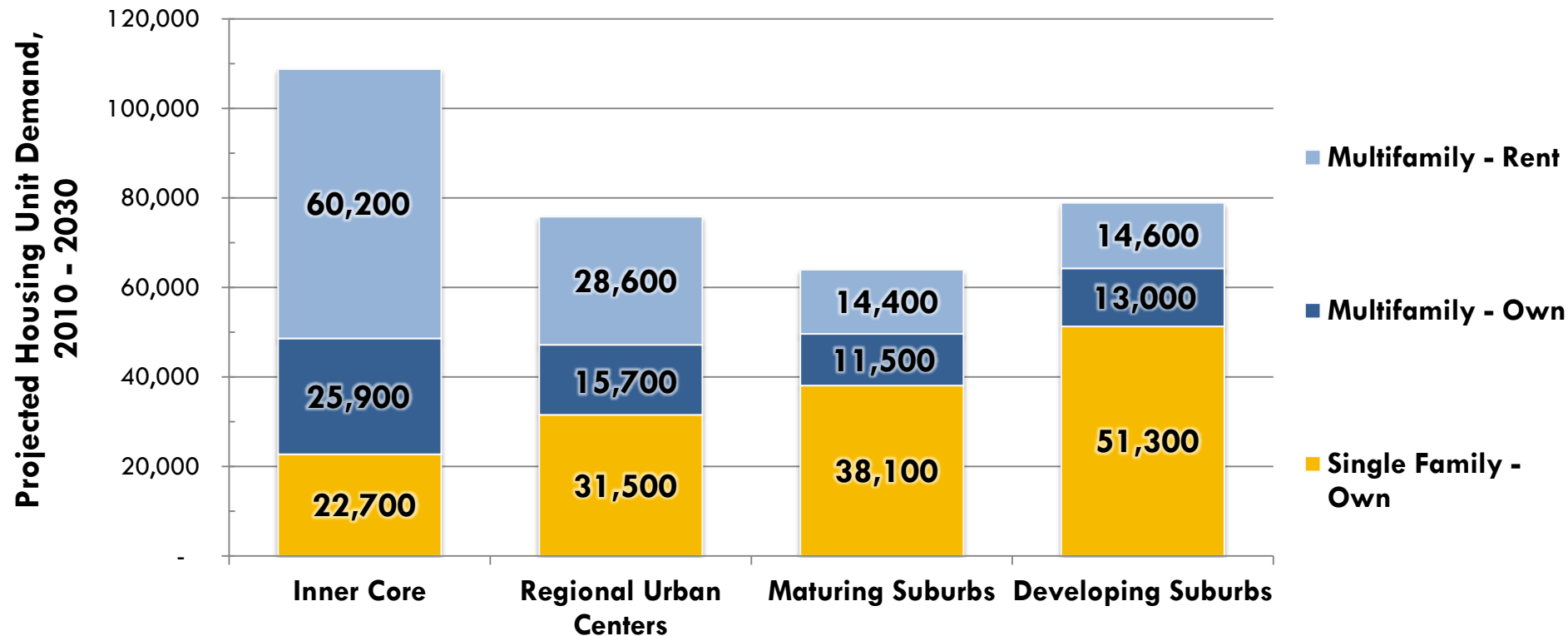
Largest net increases seen among Millennials and Baby Boomer

Not including units needed to address existing cost burden



A New Paradigm of Housing Demand

**Housing Unit Demand by Type and Tenure, 2010 - 2030,
Stronger Region Scenario
Metro Boston Community Types**



Most housing demand will be in urban communities
Two-thirds of demand will be for multifamily

Conclusions

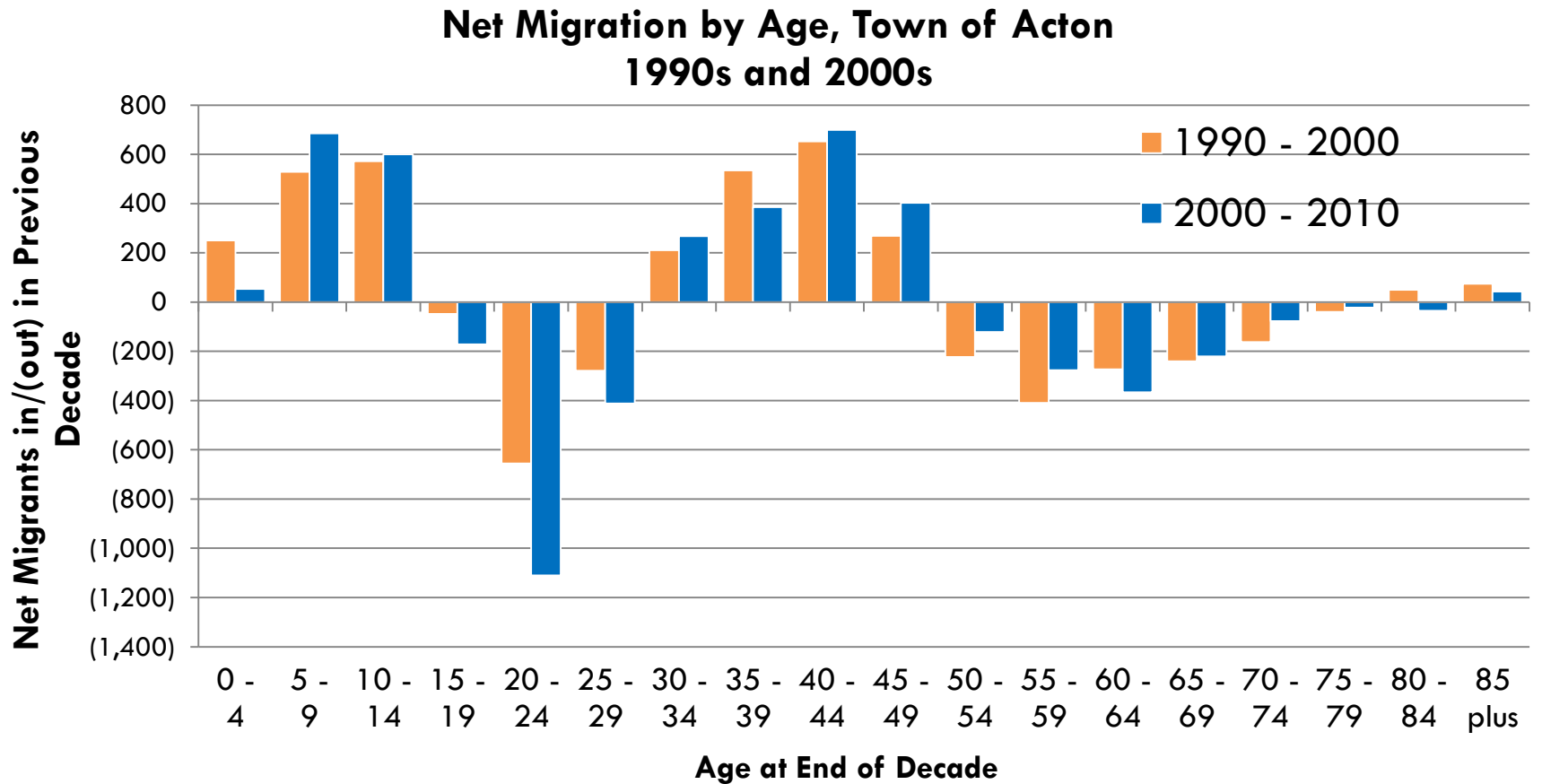
- Attracting and retaining young workers is an economic imperative
- 435,000 new units needed to keep pace with population growth and smaller households
- Need for affordable housing is growing at both ends of the age spectrum
- A new paradigm of housing demand requires more urban and multifamily production than has been seen in recent decades

Acton's Housing Needs

Key Topics:

1. Acton Today – Demographics & Income
2. Acton Today – Housing Stock, Prices, Production
3. Acton Tomorrow – Household Growth and Housing Demand

Acton Today – Demographics



Net gain of school-age children and 30-50 year olds

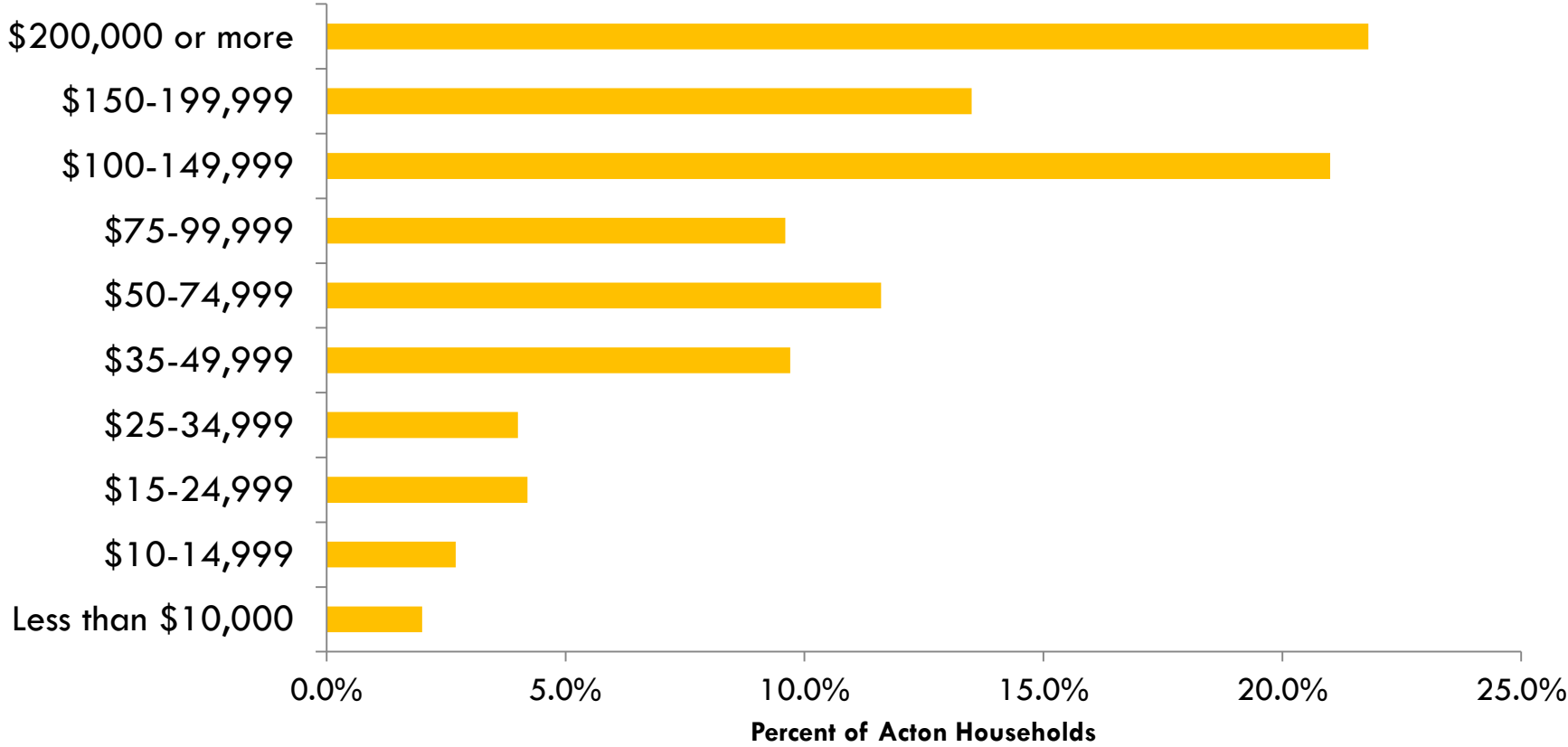
Net loss of young adults and seniors

Outmigration of 50 – 80 year olds slowed

Acton Today – Income

The Community is Composed of a Wide Range of Income Levels

Household Income Distribution,
Town of Acton, 2008 - 2012

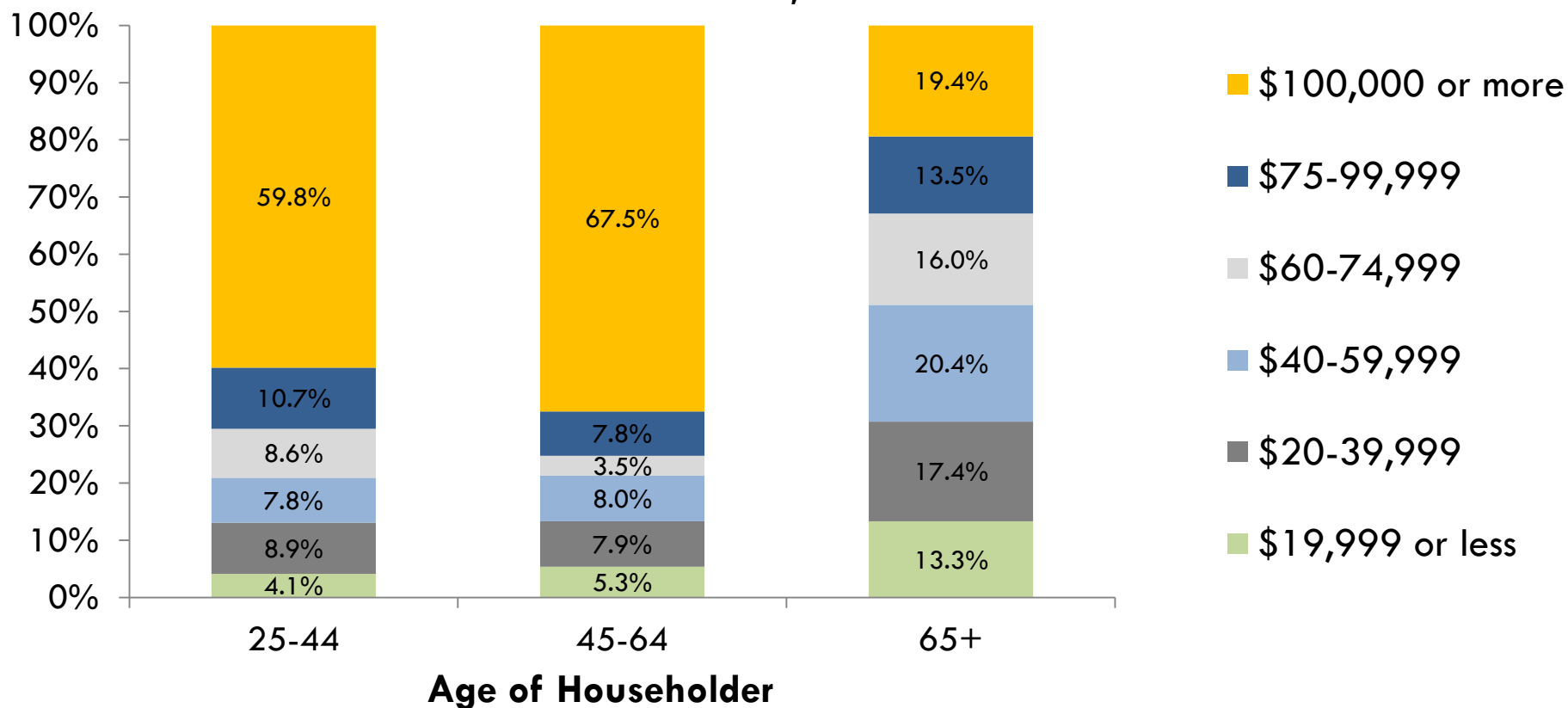


Source: U.S. Census Bureau, 2008-2012 American Community Survey

Acton Today – Income

Senior Householder Incomes Range Widely

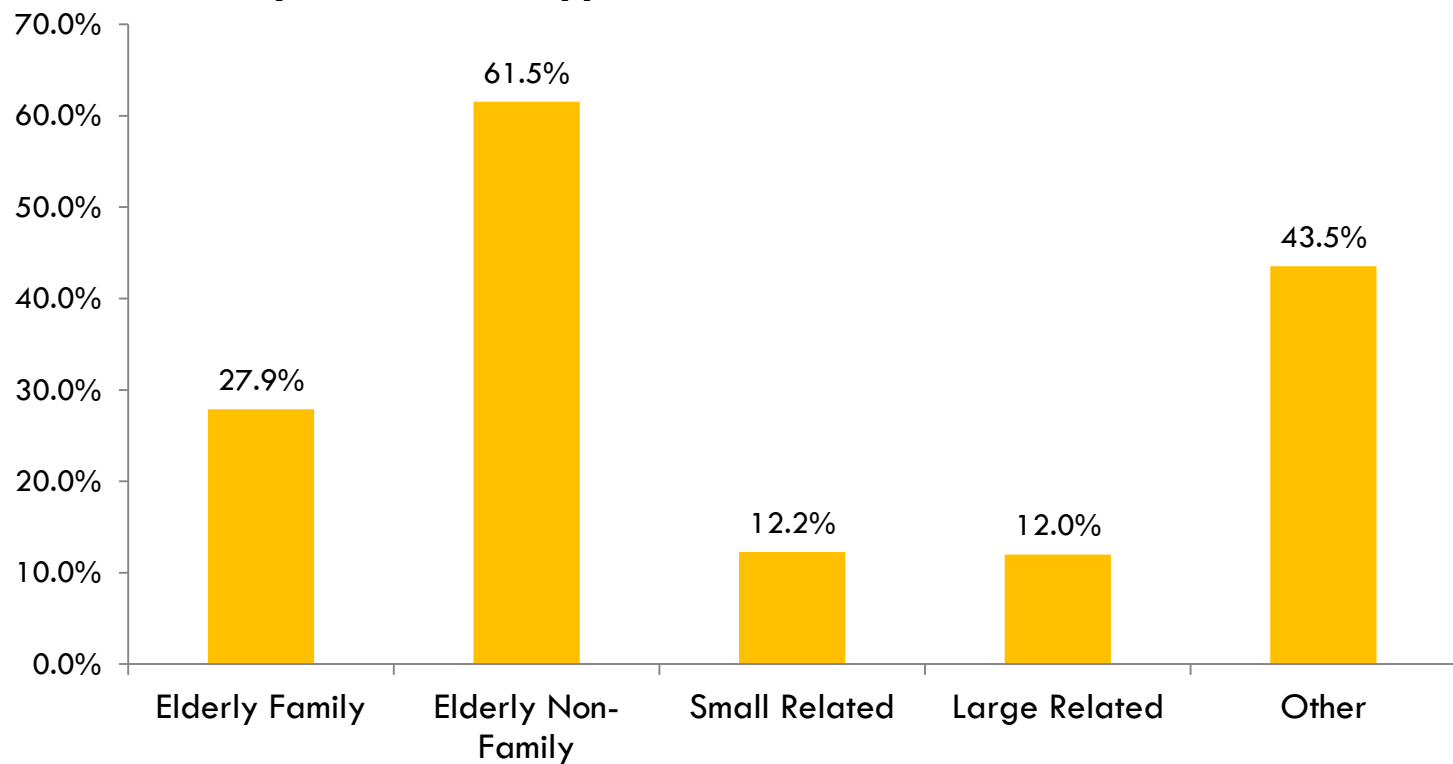
Household Income by Age of Householder,
Town of Acton, 2008 - 2012



Acton Today – Income

Nearly a Quarter of Households are Low Income, Earning less than 80% of Area Median Income

**Percent of Households that are Low Income,
By Household Type, Town of Acton 2006 - 2010**

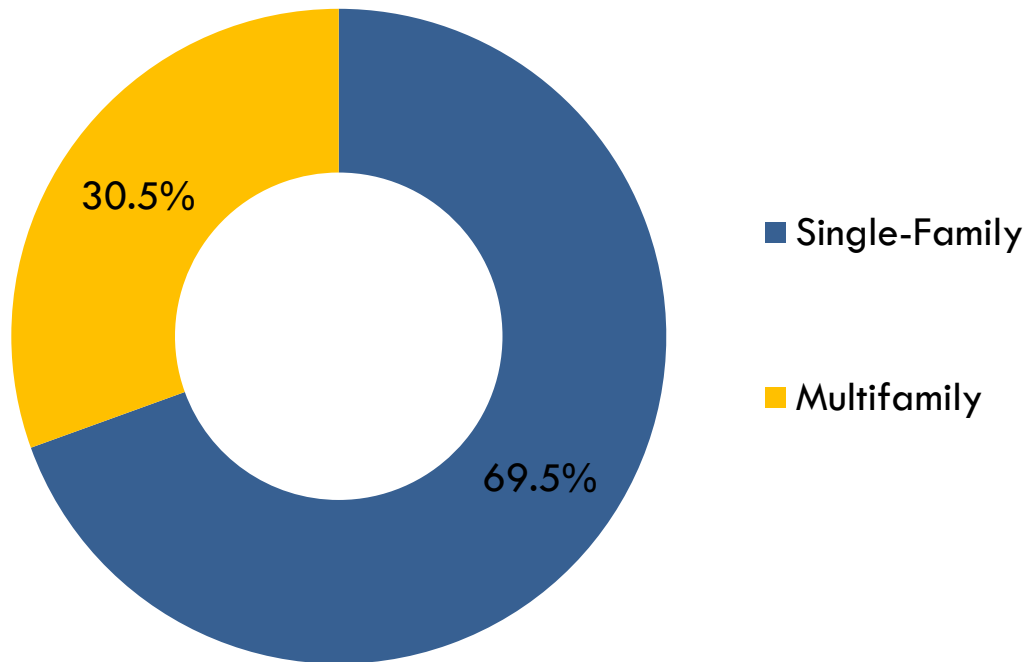


Source: Comprehensive Housing Affordability Strategy (CHAS), 2006-2010

Acton Today – Housing Stock

**Almost one-third of housing stock is multifamily housing
(attached housing, townhouses, apartments, condominiums)**

**Share of Housing Units by Type,
Town of Acton, 2008 - 2012**

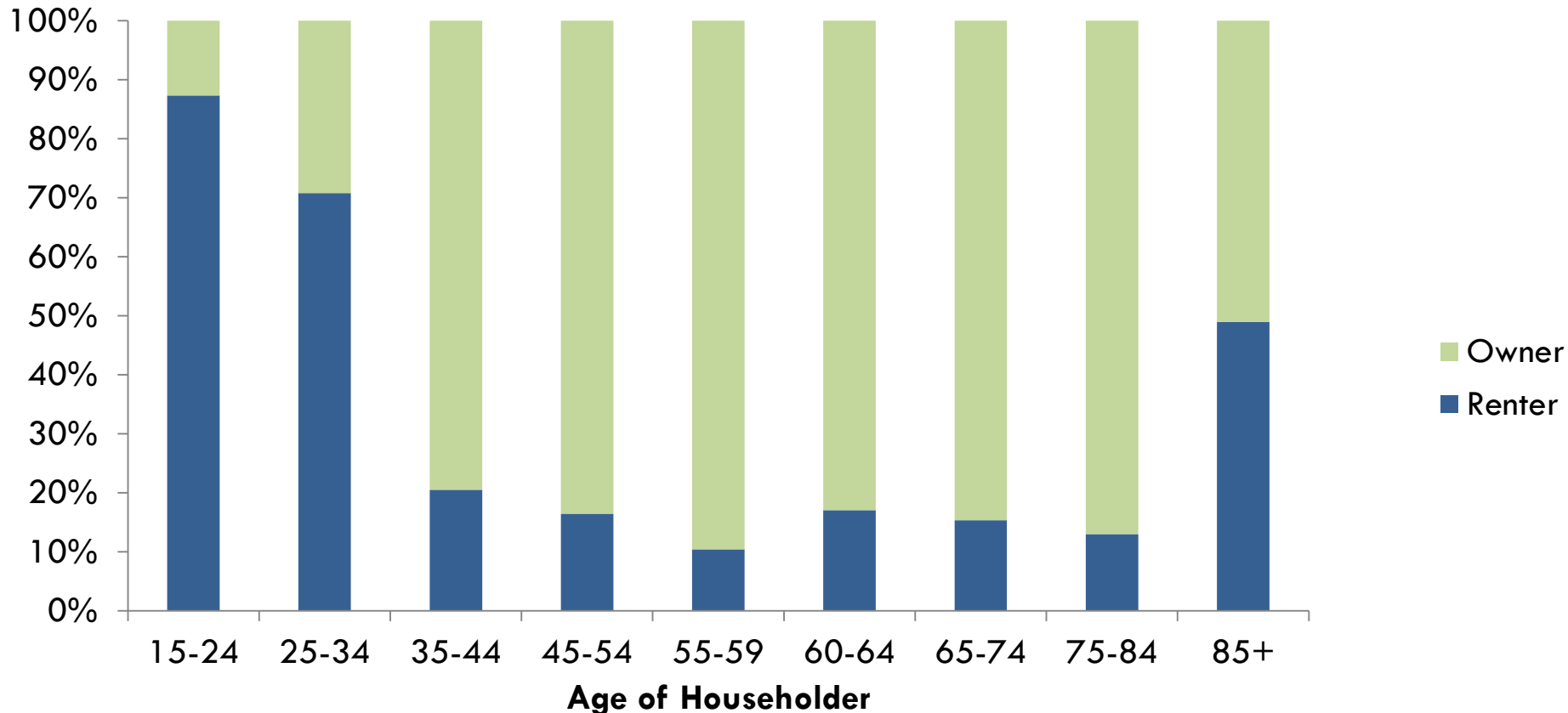


Source: U.S. Census Bureau, 2008-2012 American Community Survey

Acton Today – Housing Occupancy

The Young and Seniors Tend to Rent, Middle-Aged Tend to Own

**Housing Tenure by Age of Householder,
Town of Acton, 2008 - 2012**

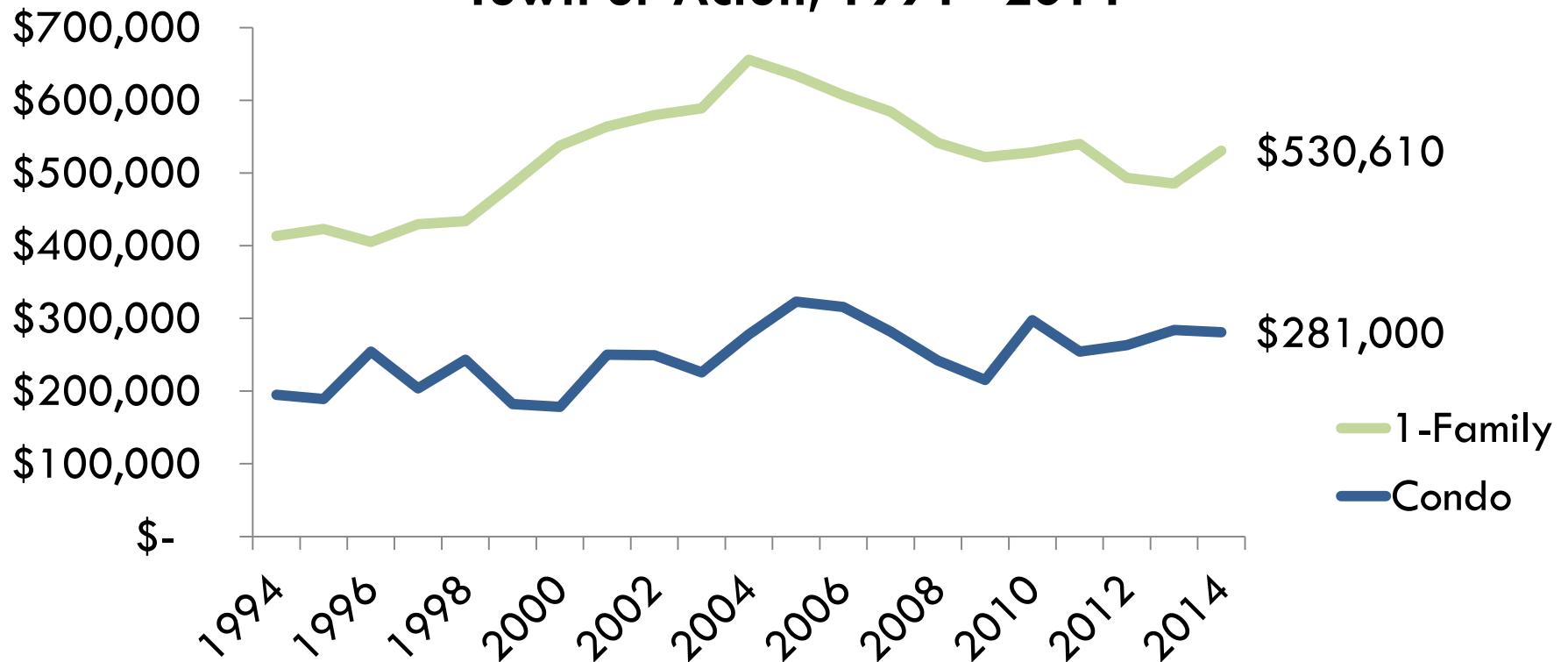


Source: U.S. Census Bureau, 2008-2012 American Community Survey

Acton Today – Housing Prices

Single-family home prices are just beginning to recover;
still 20% off peak in 2004 (after adjusting for inflation)

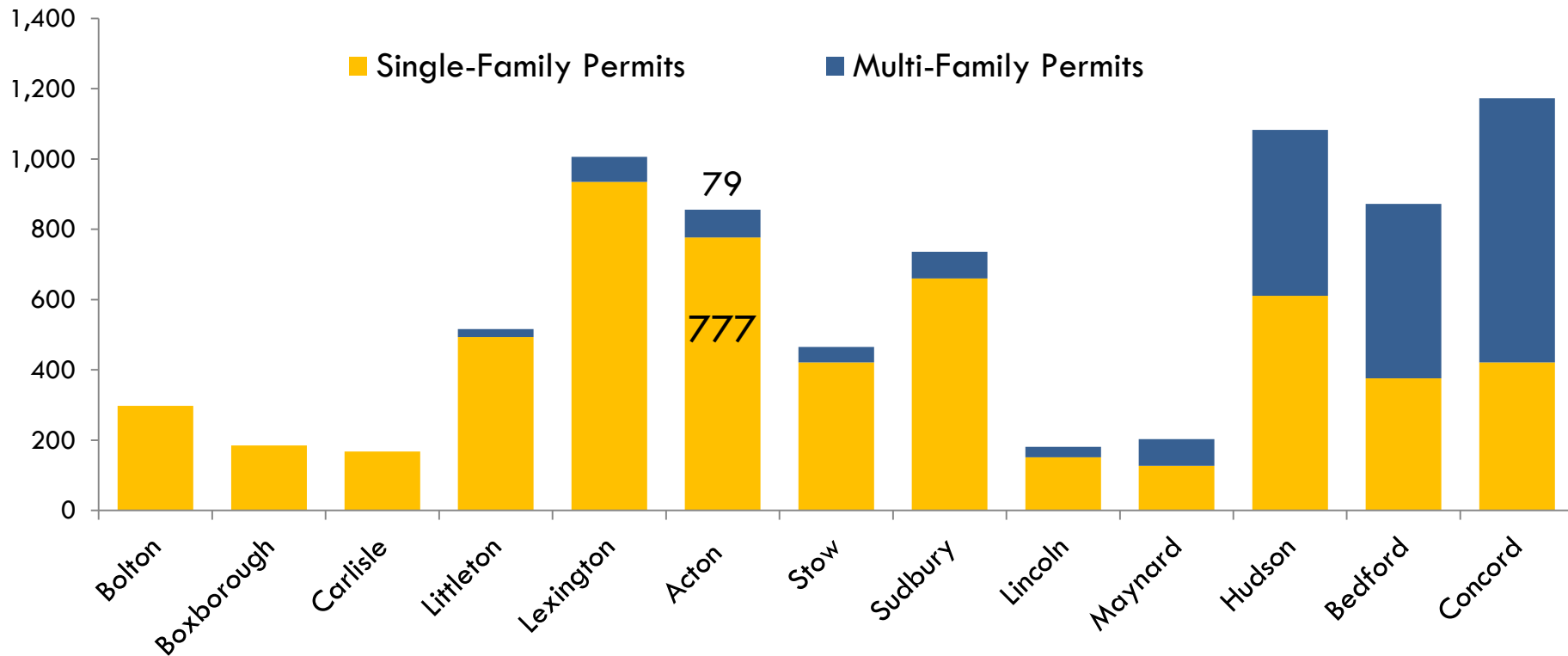
**Median Home Prices,
Town of Acton, 1994 - 2014**



Acton Today – Housing Production

Fewer than 10% of new units since 2000 were in multifamily housing

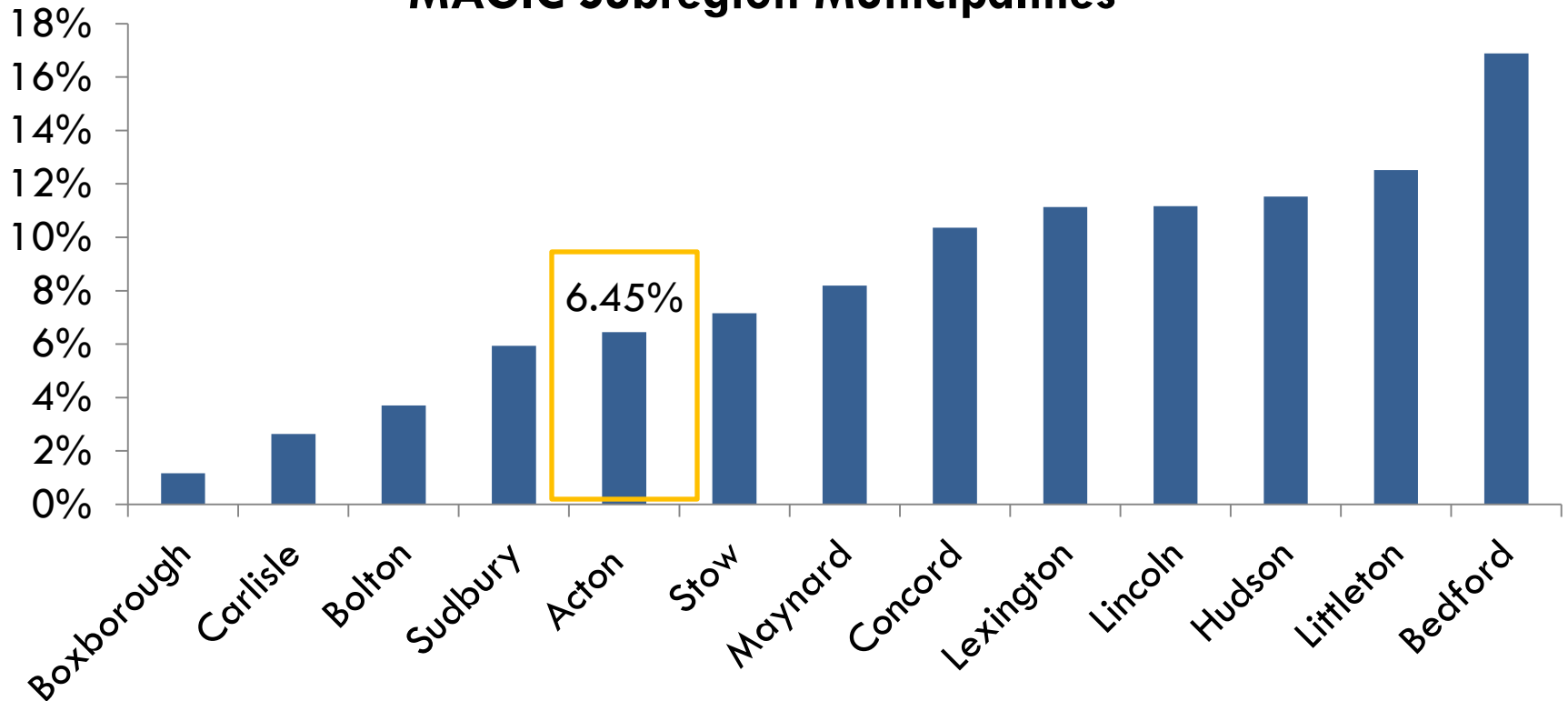
**Housing Units Permitted, by Type and Municipality,
MAGIC Subregion, 2000 - 2013**



Acton Today – Subsidized Housing

Town Does Not Yet Meet the State's 10% Affordable Housing Target

**Subsidized Housing Inventory, 2014,
MAGIC Subregion Municipalities**



Acton Today – Cost Burden

A Third of Households are Cost Burdened, Paying 30% or More of Annual Income on Housing

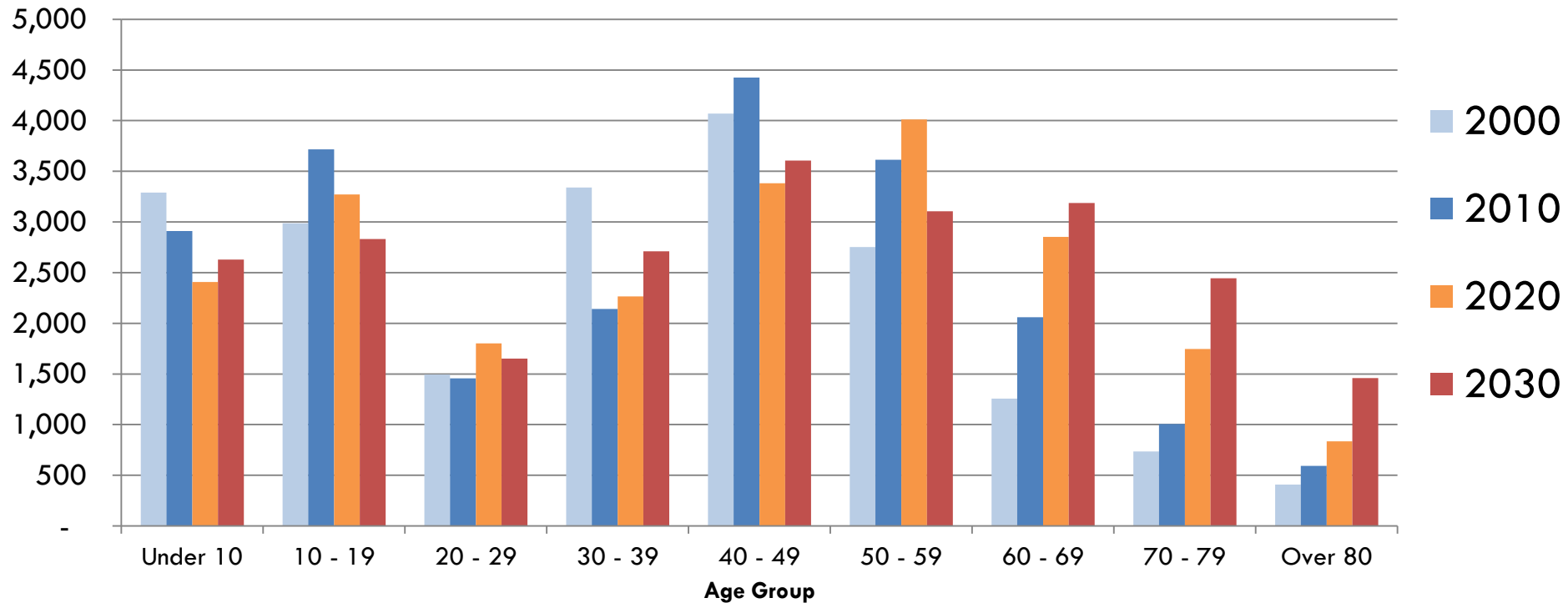
Cost-Burdened Households by Tenure

	Owners	Renters
Cost-Burdened Households	24.6%	40.3%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Acton Tomorrow – Demographics

**Population by Age, Town of Acton
2000 - 2030, Stronger Region Scenario**



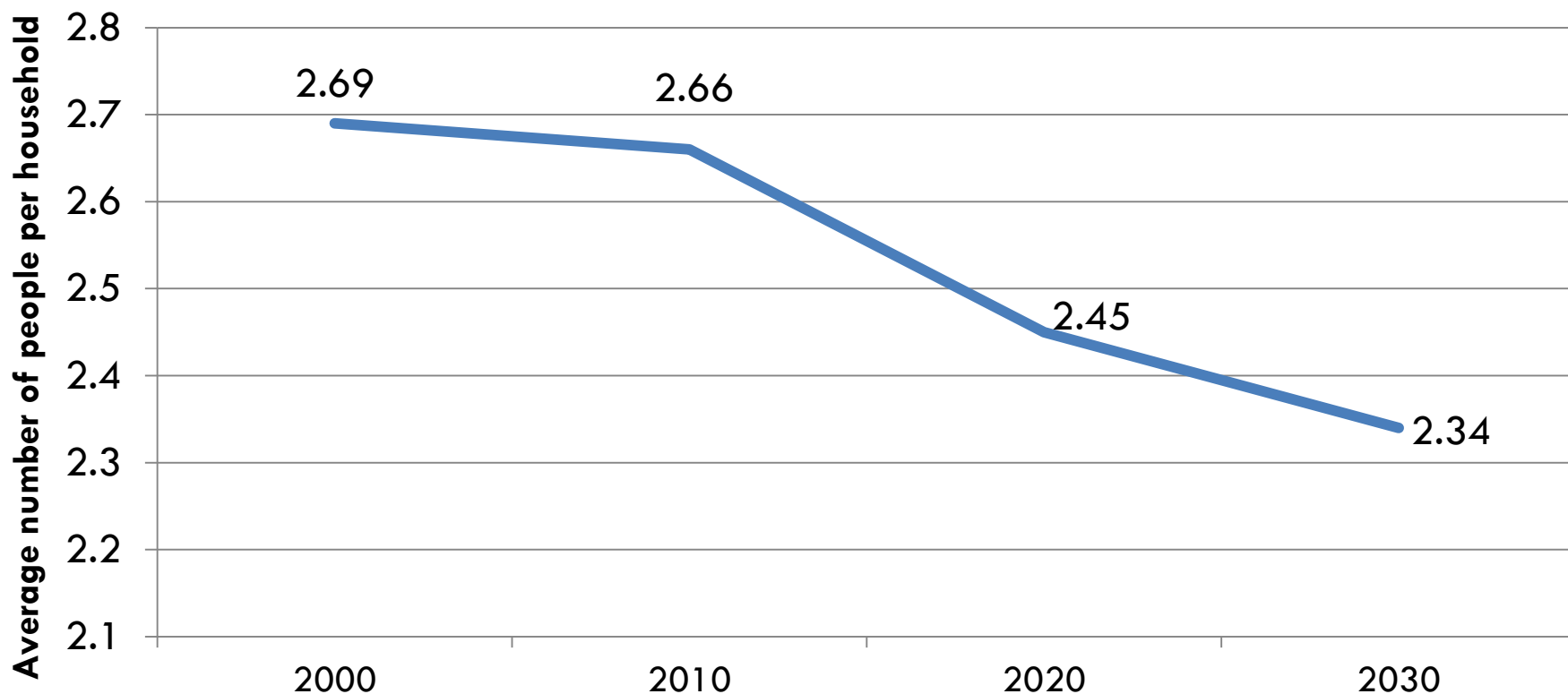
Source: MAPC Population Projections 2014

Town projected to add 1,700 residents by 2030; (up 8%)
Over-65 population will more than double
Under-15 population likely to decline 18% by 2030

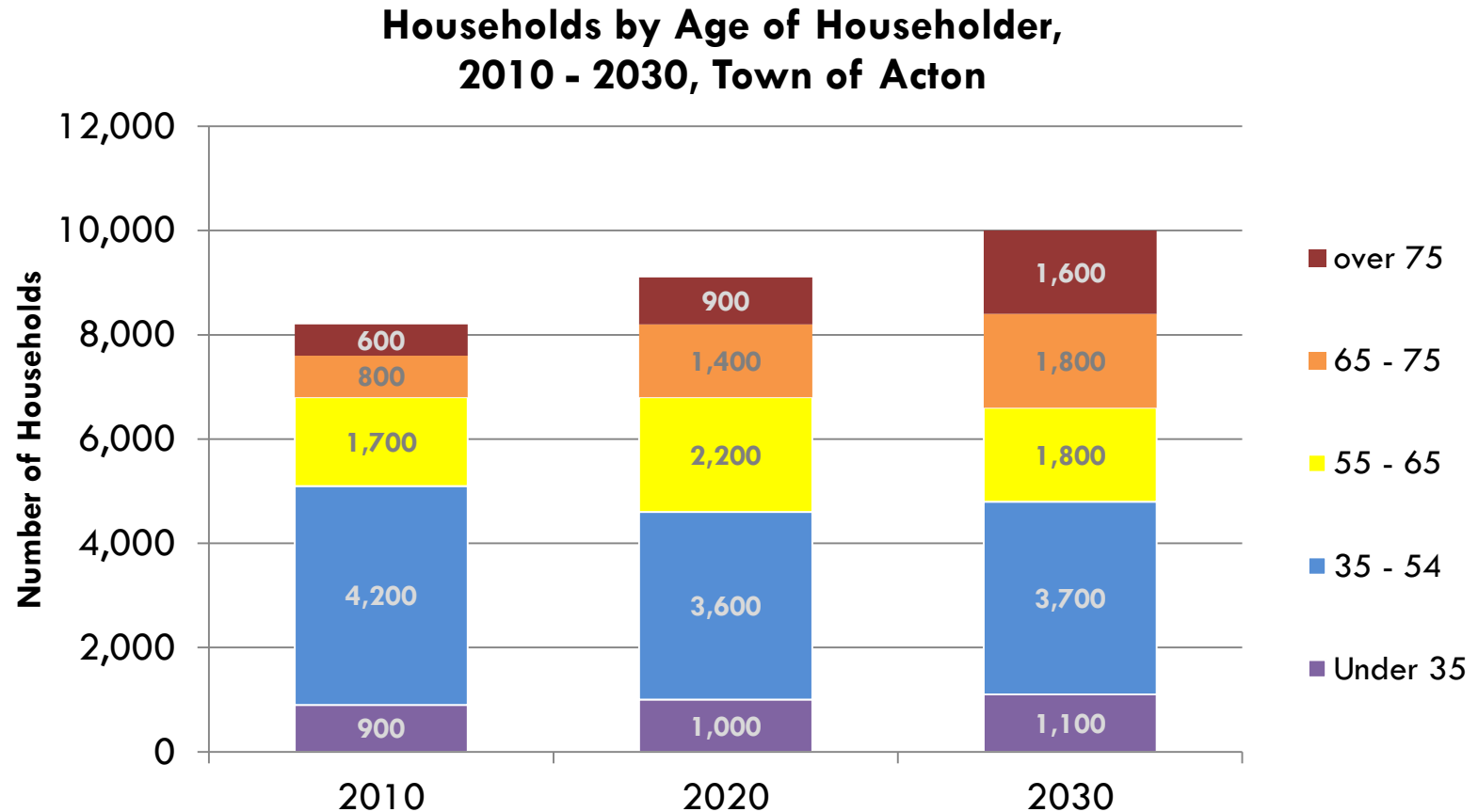
Acton Tomorrow – Demographics

As population ages, household size will continue to decline

**Average Household Size, Town of Acton,
2000 – 2030, Stronger Region Scenario**

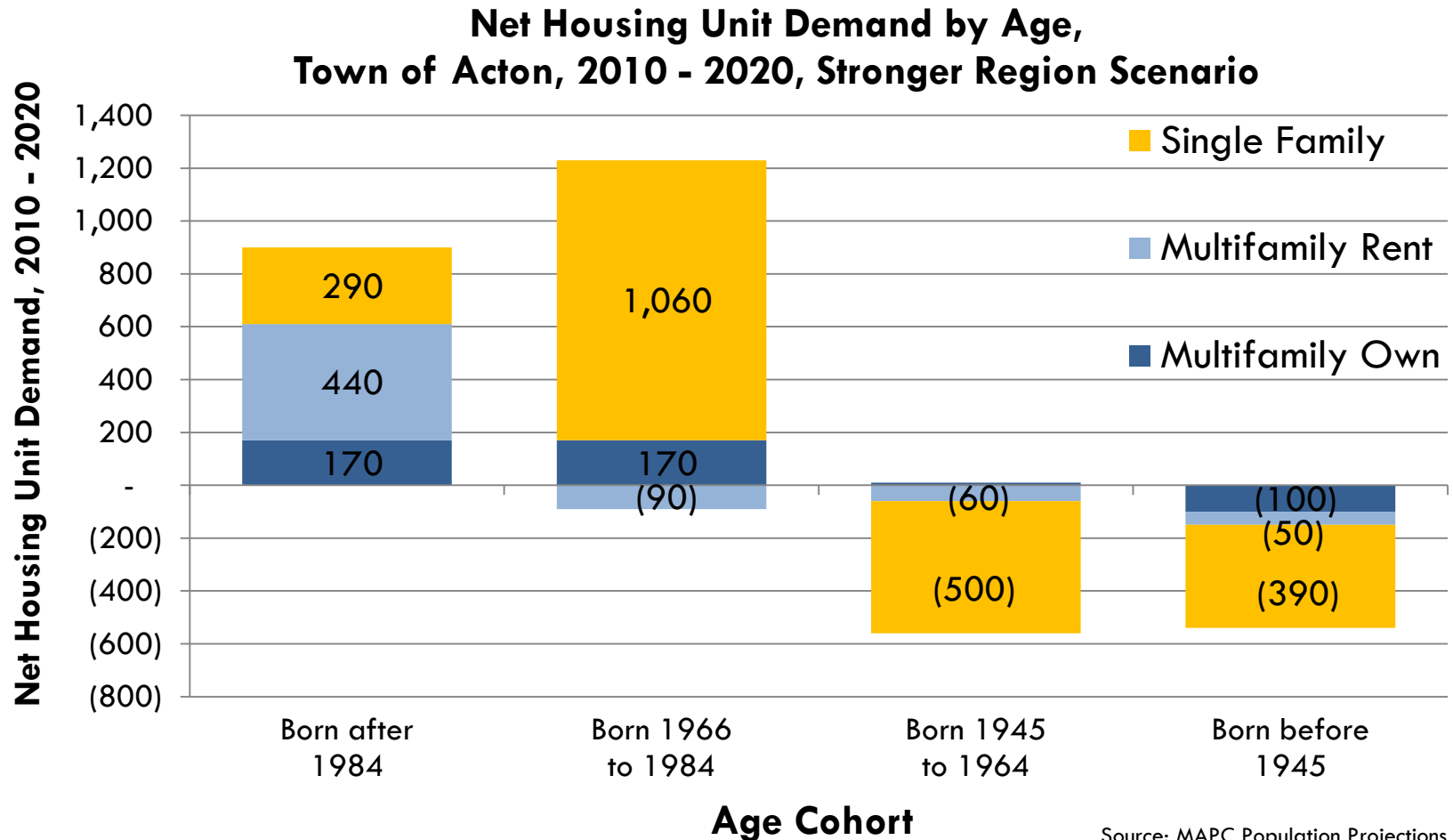


Acton Tomorrow – Household Change



Number of households likely to grow 22% from 2010 – 2030; senior households will be 1/3 of total

Acton Tomorrow – Housing Demand



Total 10-year net housing demand: 900 units
53% multifamily; 47% single family

Questions?

Current Strategies to Meet Housing Needs & Demand

- Community Preservation Act funds
- Acton Community Housing Corporation
- Affordable Housing Overlay District
- Senior Residence bylaw
- Town-owned parcels identified for development of affordable housing
- Conversion of low-cost market-rate housing to deed-restricted Local Action Units through the state's Local Initiative Program

Housing Goals, Challenges, & Opportunities

Based on what you have heard this evening, what do you think Acton's housing goals should be?

Housing Goals, Challenges, & Opportunities

What are the local barriers to achieving these housing goals?

Housing Goals, Challenges, & Opportunities

Are there specific housing opportunities that exist for redevelopment, preservation, or new housing?

What about new partnerships, resources, and support?

What resources, organizations, or models are current assets worth replicating in the future?

Next Steps

1. Develop housing goals and strategies
2. Public forum to discuss and identify sites
3. Discussion with Town staff
4. Adoption of HPP by Planning Board and Board of Selectmen
5. Submission of HPP to DHCD and subsequent approval

Thank You!

Please join us for our next meeting to discuss implementation strategies! Date to be determined.

For more information, please contact:

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